

## Financial Summary

December, 2024

**EUCALYPTUS GROVE HOMEOWNERS ASSOC.**  
**7600 HOLLISTER - GOLETA**

Ref EG

|                                  | Current Month     | % of Budget | Year-to-Date        | % of Budget   | Annual Budget         |
|----------------------------------|-------------------|-------------|---------------------|---------------|-----------------------|
| BEGINNING BALANCE                | \$5,000.00        |             | \$5,000.00          |               |                       |
| RENTAL INCOME                    | 526.00            | N/A         | 526.00              | N/A           | N/A                   |
| MAINT. FEES/ASSESSMENTS          | 94,670.00         | 8.4%        | 1,130,163.73        | 100.0%        | 1,129,848.00          |
| ELECTRIC VEHICLE FEES            | 71.25             | N/A         | 444.87              | N/A           | N/A                   |
| SPECIAL ASSESSMENTS              | 270.00            | 0.6%        | 47,476.00           | 98.2%         | 48,330.00             |
| LATE FEES                        | 10.00             | N/A         | 660.14              | N/A           | N/A                   |
| FINES                            | 50.00             | N/A         | 50.00               | N/A           | N/A                   |
| OTHER INCOME                     | 120.00            | N/A         | 6,645.00            | N/A           | N/A                   |
| <b>TOTAL INCOME</b>              | <b>95,717.25</b>  | <b>8.1%</b> | <b>1,185,965.74</b> | <b>100.7%</b> | <b>1,178,178.00</b>   |
| CLEANING & JANITORIAL            | 1,198.00          | 7.0%        | 14,310.00           | 84.2%         | 17,000.00             |
| CABLE TV/INTERNET                | 177.78            | 8.9%        | 1,951.76            | 97.6%         | 2,000.00              |
| ELECTRIC                         | 1,267.07          | 5.8%        | 17,307.68           | 78.7%         | 22,000.00             |
| LANDSCAPE MAINTENANCE            | 13,492.00         | 16.5%       | 80,952.00           | 98.7%         | 82,000.00             |
| LANDSCAPE SUPPLY & EXTRAS        | 187.30            | 0.9%        | 14,799.52           | 74.0%         | 20,000.00             |
| MANAGEMENT FEES                  | 3,361.00          | 8.3%        | 40,332.00           | 100.0%        | 40,332.00             |
| PAINTING & DECORATING            | - 0 -             | 0.0%        | - 0 -               | 0.0%          | 2,000.00              |
| POOL MAINT & SUPPLIES            | 1,650.78          | 7.2%        | 21,935.10           | 95.4%         | 23,000.00             |
| POOL HEATING (GAS)               | 1,115.46          | 7.4%        | 10,760.72           | 71.7%         | 15,000.00             |
| REPAIRS & MAINTENANCE            | 5,386.72          | 7.2%        | 37,878.85           | 50.5%         | 75,000.00             |
| RUBBISH REMOVAL                  | 7,052.49          | 8.5%        | 90,364.33           | 108.9%        | 83,000.00             |
| PATROL/ALARM SERVICES            | (246.40)          | -24.6%      | - 0 -               | 0.0%          | 1,000.00              |
| SUPPLIES                         | 135.87            | 2.7%        | 6,260.73            | 125.2%        | 5,000.00              |
| WATER & SEWER                    | 3,929.75          | 11.6%       | 35,532.87           | 104.5%        | 34,000.00             |
| INSURANCE                        | 9,118.33          | 4.9%        | 117,933.48          | 63.7%         | 185,000.00            |
| PEST CONTROL                     | 1,015.00          | 16.9%       | 6,735.00            | 112.3%        | 6,000.00              |
| PROFESSIONAL FEES                | 487.50            | 4.9%        | 6,993.50            | 69.9%         | 10,000.00             |
| TELEPHONE EXPENSE                | 120.21            | 9.2%        | 1,279.90            | 98.5%         | 1,300.00              |
| MISCELLANEOUS EXPENSE            | 1,609.25          | 53.6%       | 14,792.35           | 493.1%        | 3,000.00              |
| <b>OPERATING EXPENSES</b>        | <b>51,058.11</b>  | <b>8.1%</b> | <b>520,119.79</b>   | <b>83.0%</b>  | <b>626,632.00</b>     |
| RESERVE EXPENDITURES             | 48,200.85         | 3.0%        | 405,597.51          | 25.6%         | 1,586,100.00          |
| <b>TOTAL EXPENDITURES</b>        | <b>99,258.96</b>  | <b>4.5%</b> | <b>925,717.30</b>   | <b>41.8%</b>  | <b>2,212,732.00</b>   |
| <b>CASH FLOW:Income-Expenses</b> | <b>(3,541.71)</b> | <b>0.3%</b> | <b>260,248.44</b>   | <b>-25.2%</b> | <b>(1,034,554.00)</b> |
| TRANS TO OPERATE RESERVE         | - 0 -             | N/A         | (611,041.52)        | N/A           | N/A                   |
| TRANS FROM OPERATE RESERVE       | - 0 -             | N/A         | 477,235.15          | N/A           | N/A                   |
| INSUR CLAIM RECD (DISB)          | - 0 -             | N/A         | (21,812.81)         | N/A           | N/A                   |
| INCOME TAX                       | - 0 -             | 0.0%        | (46,210.00)         | 271.8%        | (17,000.00)           |
| TRANSFER TO RESERVE              | (45,962.17)       | 8.3%        | (551,546.04)        | 100.0%        | (551,546.00)          |
| TRANSFER FROM RESERVE            | 48,200.85         | 3.0%        | 491,823.75          | 31.0%         | 1,586,100.00          |
| <b>OTHER TRANSACTIONS</b>        | <b>2,238.68</b>   | <b>0.2%</b> | <b>(261,551.47)</b> | <b>-25.7%</b> | <b>1,017,554.00</b>   |
| CURRENT BALANCE                  | \$3,696.97        |             | \$3,696.97          |               |                       |

**BALANCE SHEET**  
(Unaudited)  
**EUCALYPTUS GROVE OWNERS' ASSOCIATION**

DECEMBER, 2024

**ASSETS:**

|          |                                  |          |              |                       |
|----------|----------------------------------|----------|--------------|-----------------------|
|          | Operating Account                |          |              | \$3,696.97            |
|          | Savings/Reserves:                | Rate (%) |              |                       |
| MM       | Community West Bank # 1502484    | 3.43     | \$198,676.18 |                       |
| 5/15/25  | US Treasury - T-Bill # 912797LB1 | 4.467    | 195,642.11   |                       |
| 3/13/25  | US Treasury - T-Bill # 912797MT1 | 4.701    | 488,549.17   |                       |
| 2/13/25  | US Treasury - T-Bill # 912797MK0 | 4.982    | 292,727.58   |                       |
| 11/21/24 | US Treasury - T-Bill # 912797LE5 | 5.372    | 0.00         |                       |
| 6/12/25  | US Treasury - T-Bill # 912797LN5 | 4.351    | 371,931.33   |                       |
| 7/23/25  | US Treasury - T-Bill # 912797JR9 | 5.190    | 185,206.83   |                       |
| 4/24/25  | US Treasury - T-Bill # 912797NC7 | 4.467    | 273,898.96   |                       |
| 2/27/25  | US Treasury - T-Bill # 912797ML8 | 4.865    | 244,078.68   |                       |
| 3/27/25  | US Treasury - T-Bill # 912797MU8 | 4.425    | 459,854.01   |                       |
| 9/26/24  | US Treasury - T-Bill # 912797GM3 | 5.313    | 0.00         |                       |
| 1/9/25   | US Treasury - T-Bill # 912797LX3 | 5.286    | 204,606.73   | 2,915,171.58          |
|          | Accounts Receivable:             |          |              |                       |
|          | Due From Unit Owners             |          | 60,546.47    |                       |
|          | Other Receivables                |          | <u>0.00</u>  | 60,546.47             |
|          | <b>TOTAL ASSETS</b>              |          |              | <b>\$2,979,415.02</b> |
|          |                                  |          |              | =====                 |

**LIABILITIES:**

|  |                          |                  |
|--|--------------------------|------------------|
|  | Accounts Payable         | \$0.00           |
|  | Prepaid Assessments      | 12,637.59        |
|  | <b>TOTAL LIABILITIES</b> | <b>12,637.59</b> |

**FUND BALANCES:**

|  |                       |
|--|-----------------------|
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>2,966,777.43</b>   |
|  | =====                 |
|  | <b>\$2,979,415.02</b> |
|  | =====                 |

Prepared by:



**Bartlein  
& Company, Inc.**  
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.